

## REGULAR MEETING-OCTOBER 11, 2005-MANSFIELD TOWN COUNCIL

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

I. ROLL CALL

Present: Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding  
Absent: Blair, Schaefer

II. APPROVAL OF MINUTES

Mr. Hawkins moved and Mr. Haddad seconded to approve the minutes of September 26, 2005 as presented.

So passed unanimously.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence for all our troops serving abroad and for all those affected by natural disasters all over the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mayor Paterson asked if there were any comments by the public other than comments on the Municipal Development Plan for Storrs Center. Persons may make comments on that during the public hearing.  
No comments from the public.

Mr. Clouette moved and Mr. Haddad seconded to move item #6 "Proclamation in Honor of Amanda Barry" up on the agenda to be the next item discussed.

So passed unanimously.

## 6. Proclamation in Honor of Amanda Barry

Mr. Haddad moved and Mr. Clouette seconded that effective October 11, 2005, to authorize Mayor Paterson to issue the attached Proclamation in Honor of Amanda Barry.

So passed unanimously.

Ms. Barry came forward and received the framed proclamation from Mayor Paterson.

V PUBLIC HEARING

## 1. Municipal Development Plan for Storrs Center

Prior to public comments, Mayor Paterson requested people to try to keep their comments to approximately three minutes and to please allow everyone to speak for the first time before they are recognized for the second time. People wishing to speak should raise their hands, be recognized and come forward to the microphone. Please state your name and address for the Town Clerk. A vote on this issue will not be this evening, but the next meeting. This is the time for the public to make comments to the Council.

Mr. Stephen M. Bacon, Wormwood Hill Road and a member of the Board of Directors of the Mansfield Downtown Partnership, made remarks on the proposed Municipal Development Plan. See attached.

Mr. Tom Cody, Attorney from Robinson and Cole, representing Storrs Center Alliance, discussed the purpose of the master developer. Storrs Center Alliance is responsible for the following: preparing the MDP, assembling and acquiring all the properties needed for this project, and acquiring all government permits and approvals, before Storrs Center can be built and finally developed to bring Storrs Center to life. The vision for Storrs Center is to redevelop Storrs Center into a village that will link the University and the Town in an exciting, vibrant, people oriented, pedestrian friendly environment including homes, places to work and shop and places to have fun. The Municipal Development Plan includes many different sections reviewing the technical requirements that we have to satisfy under the general statutes. Our intent this evening is not to present to you those technical materials, but give you some of the highlights. There have been numerous environmental reviews. The Office of Policy and Management approved the Environmental Impact Evaluation in 2003 subject to two conditions. The first was that a Municipal Development Plan be developed and secondly they noted that storm water management system must be carefully designed and approved by the Department of Environmental Protection. The project area is approximately 51 acres, but the concept plan limits the plan to 15-16 acres of development. The Environmental Impact Evaluation necessitated a more cluster form of development. A significant amount of land would be in a conservation area.

Mr. Macon Toledano, Vice-President of planning and development for LeylandAlliance, and project manager spoke. The goal is to create a mixed –use village. It will be a series of neighborhoods, a series of places and make Storrs road more of a main street. There will be identifiable sections. The Town Square, the first phase, will be a cluster of buildings and spaces shared by all of the major, civic functions of Mansfield; the University, High School, Town Hall and Community Center. There will be a village street. You will enjoy walking through this region, the public realm. Then onto a regional shopping area. Behind that will be primarily a residential area. These series of neighborhoods will be a livable, sustainable community. This project will be in phases so that each neighborhood can take on its own identity, life. At completion the project will consist of 500-800 residential units, 150,000-200,000 square feet of retail and restaurant space, 40-75,000 square feet of commercial office space and 5-25,000 square feet of civic and community uses, which will be the landscaping and exterior exposure for park benches and meeting areas. Phases need to grow organically so that when one is developed the next phase will be a meaningful and natural progression.

Mr. Tom Cody discussed four additional elements of the MDP: 1. Infrastructure, 2. Zoning 3. The relocation of the existing businesses and 4. project finance. With respect to the infrastructure there is three key aspects that includes the utilities, traffic and parking. We find that the capacity for all infrastructures is in place. Particularly we have worked with the University on provision of water and sewer service to this project. We are very familiar to the water supply plan, we are aware of the town's participation in that process. We are interested in the water issue and will continue to work with the University and the town to see an adequate supply of water is available for this project. We have already noted key roadway improvements; new roads would be constructed in Storrs Center, and most of them will be public streets maintained by the Town. The State Traffic Commissioner will require a certificate of operations. The Environmental Impact Evaluation did study traffic patterns and noted there were potential roadway improvements to be put in place. Parking will be provided in a number of ways: on street parking, parking in lots, structured parking facility, and satellite parking. We have retained an expert on parking design. Roads will be constructed, traffic and transportation design need to be approved. Ample parking is essential to the success of the mixed-use neighborhood. They will be looking for State and Federal funding for a parking garage, which would be owned by the Town and hopefully, be an early stage of development. There must be zoning approval for a new zoning district. Mr. Cody discussed the relocation plan. It is not anticipated that any property for Storrs Center will be acquired by eminent domain. No residences will be displaced. There are a number of businesses in the area, which will be displaced. We have been working with the Partnership's Business Development and Retention Committee which has met with businesses and has recently hired a consultant to move this relocation plan smoothly along. It is actively working with UConn to develop a small retail building to house these commercial businesses before the rest of the buildings are built. There is a possibility of a temporary space being made available. This is a 165 million dollar project. Approximately 140 million will be private investments, and 20 million dollars is being sought in public assistance. There will be 115 construction related jobs created, 895 permanent fulltime jobs, and approximately 250,000 dollars in permit fees per year. Finally, the net tax will be positive and will be approximately \$181,000 in 2006 up to three million. There is a significant fiscal impact on the town. Our next step is our presentation to you, we hope you will approve this, and move on to the state for final approval. Following that we will be working with Planning and Zoning, Inland Commission, state and federal agencies, working close with the partnership, the business tenants, seeking public support for this project, to bring Storrs Center to life.

Cynara Stites, 122 Hanks Hill Road. Two weeks ago I came before the Council and asked you to have a public hearing. Since then the partnership has made an effort to save the local businesses. As I understand it, a University official has made a promise to sell a parcel of land to the developer who will build a permanent building for Storrs Automotive and some of the other businesses now in University owned buildings. However, you will not find this in the Municipal Development Plan. I don't believe you will find anything about this in writing anywhere. What we have is a verbal promise from a UConn official to sell land to the developer, this is the same UConn official who said that the trees along Separatist Road would not be cut down. After those trees were cut he said he had never promised that these trees would not be cut down. The DEP, because

of citizens in the area, made UConn clean up the mess in the storm water drainage area. If we have learned anything we have learned that verbal promises from the University are suspect. Let us not go down that road again. Even though the Mansfield Downtown Partnership, that is a partnership which includes the local businesses, the relocation plan in the MDP is to evict the local businesses and if the local businesses survive until the new buildings are ready for occupancy businesses would move in if they could afford the rent and be upscale enough to meet the goals of attracting out-of-towners to patronize the businesses in order to make the new downtown viable. At the last town council meeting, council member Carl Schaefer said, pay them \$10,000 and they will go away. This is the plan you are being asked to approve. The recent promises to supply permanent housing for some locally owned businesses have not been included in this plan. The interest of the University, the Mansfield Downtown partnership, and the Town of Mansfield are not necessarily identical. I believe the town has the responsibility to keep the current locally owned businesses in the downtown area from being demolished in the name of progress. I urge the Town Council to withhold the approval of the Municipal Development Plan until UConn Board of Trustees has committed to selling the land to the developer and until the developer has committed to construct the building that has appropriate space and affordable rents for the locally owned businesses that are currently located in the buildings that are going to be raised.

Maria Gogarten, 916 Warrenville Road, read a statement regarding her concerns about Freedom of Speech. See attached.

Richard Schwab, 85 Willowbrook Road, we are abutters of the property. We have been involved for 2 ½ years of the planning and discussion and have found to take my hat off to the Alliance, the developer, very responsible. My wife is a professor of landscape architecture and is very sensitive to issues of design and sustainability and proper development and she thinks like I do that this is a tremendous asset to the community. I am also Dean of the School of Education at UConn and I recruit ten people a year and I always speak of Mansfield as the town to move into because of the schools and our community. I have been successful with quite a few of them; they are great members of our community and are very excited about this project. This will be a great asset to our community for our town and the University.

Sarah Domoff, Student Government President. I live at 104C Grasso Hilltop apartments, University of Connecticut. As Student Government President I must speak on behalf of the student body. I need to emphasize the needs of students in a college town. Students are concerned with the businesses that received eviction notices or so we were informed. These businesses are important to and contribute to the University community. I find the redevelopment of a downtown environment essential, as do the students at UConn. However, I would like to be assured that, in other means than words, that these businesses such as Wings over Storrs and Store 24 will be accommodated. These businesses not only serve the University but also are more valuable to town residents than university students. Many of these businesses have been serving the area for years and are in fact a part of a community in themselves. Not including these businesses because they would not meet the ideal businesses that are set to be in the town center moves away from the original message of a community center. From

another Senator of the Student Government: "Because the UConn students will be the centers' biggest supporters, the student's interests must be kept in mind". I appreciate the work of the Downtown partnership and its director Cynthia van Zelm who have presented this projects to us several times. Please include me and other students in the fruition of this process.

Jack Stephens, 270 South Eagleville Road, I live about a mile from here. I attended a meeting about two weeks ago on porous pavements. This concern about increase in impervious surfaces, the roofs and the paving, is a factor we should be concerned about. We tried porous pavements about 20 years ago and it didn't work very well. Recently new developments showed six University developments like this where porous pavement like this was used. Only part of the pavement is porous and it permits the water to drain, the gravel underneath is the storage area. And then on into the water table. If we consider porous pavement to reduce runoff, I think we should.

Cindy Vengroff, 141 Gurleyville Road, as I watched the Fenton River going lower and lower I am concerned over the water supply. I urge the Council to thoroughly look into the University's use of water from the rivers and if it is adequate for this size project.

Nathan Stern, 49 Separatist Road. I believe that the Downtown Development is a very important addition to life in the Storrs area. There will be increased traffic by the downtown center and that there will be plans to "calm the traffic" by narrowing Route 195 so that traffic would be slowed down, making it quite difficult for traffic on the north/south routes. Town and drivers would have to find alternate routes in order to combat the slowdown because of squeezing of Route 195. I live on Separatist Road; it is the only north/south road in Storrs between Rte. 32 and 195. It is very clear that the traffic will be deadly on Separatist. There are children, old people, living there and E.O. Smith and University students using the road. If Separatist Road actually becomes the alternate road for trucks and cars, it is a terrible price to pay for something that in itself is a good thing. I beg the members of the Council please be sure to pay attention to this problem on Separatist Road and allow members of the community who live on separatist road some kind of meeting in which there can be input concerning ideas for traffic problems on Separatist Road.

Pat Suprenant, 441 Gurleyville Road. My background is in real estate, particularly commercial real estate. You need to do due diligence to make sure this project is ensured for the next generations. Question: What exactly is in the content of the water, sewer and utility agreement between the University and the developer? Details are important. The other issue is the first developer's default. Question: In the event the first developer were to default on the project and the partnership was unable to exercise its right of first refusal and the land and property were to pass to a second developer do you know what if any rights the partnership would have over the second developer? You need to do more exploration into the impact this project may have if it does not succeed. There will probably be multiple developers on site. You must ask what will happen if this first developer does not succeed. He has mentioned phases. Question: What kinds of commitments, guarantees do you have from the developer? From reading the development agreement it appears to me that the only financial

guarantee we have to the town is \$200,000. If something should happen we should have a financial agreement, a commitment. The third question is in the creation of new zoning districts. On the web page of the developer, not in the MDP, they mention a creative zoning and pressure being put on the approximately 400 home business occupations to participate in the commercial/office space. In the plan they are talking about 40-70,00 square feet of office space, which is the equivalent of a 4 or 7 story office with a 10,000 square foot, foot plan. If there were demand for that kind of office space, it would have been here right now. So my question is and it concerns me is there a hidden agenda to move home businesses into these office spaces? Is there an assumption, a true demand, and need for that kind of space in Storrs? I am a realist.... take a look at that consultant's assumption behind those tax revenue statements. How much of that is based on commercial leasing and how much is based on office space? Attach a realistic time line behind those revenues. Town Council should look at the details behind the development. We would all like to see an enriched downtown and we would all like to see commercial and residential and office space, but let's be practical about what is really possible.

John Barry, Director of University Communications at the University and I live on Thomas Drive. Part of my responsibilities there are to market the school and the recruiting of students. The University began doing surveys on students in 1995. Academics were rated very high with students. Athletics rated very high with students. In value we have always scored well. Where we did not fair so well was in the areas of our facilities and in the area of student experience on and off campus. Since that time a lot of things have happened on campus and we have transformed our campus. We have improved a lot of what happens to our students on campus. The student experience off campus continues to be rated poorly. The College Board group also conducts surveys, and the only two variables which have gone down is a college students surroundings and off campus experience. We have done probably all we can on campus to address some of the negative issues. We don't have a town center; we need to change this for our own children and for the students who will be coming here.

Becky Henderson, 109 Husky Village, President of Resident Halls Association. She read a letter from a student that works at the Visitor's Center. See Attached. The letter is from Lindsay Rice. Becky also asked if any noise pollution studies had been done.

Peter Millman, 122 Dog Lane, for the past two years I have been on the planning and design development committee of the partnership. I have gotten a very favorable response from Storrs Alliance; it is an excellent product of planning and involvement by a cross section of community. The deeper reason I have supported this is a firm sense of that the prevailing pattern of development in Connecticut, which is the sprawl development, is the wrong way to go throughout Connecticut and especially in Mansfield. This plan that we have is the unsprawled, un-Vernon, un-Manchester way of going. The process of impact on the environments, present residents and businesses will be dealt with as we go along. The overall affect on Mansfield will be an exceptionally positive one. I hope you will consider this plan of development and approve it.

Ron Kelly, 29 Bundy Lane, my concern is about the existing businesses. Nice

plans, but I think we have a village. To me a village is businesses old friends people we know and the history of our town. I would find it morally inexcusable not to find a way to keep our village in our new village. I know recently there have been plans to include them, but the plans seem to be vague and not written.

Michael Taylor, 12 Stone Mill Road, and I am here with my wife Ilse, and we own Storrs Commons. It is 100% occupied, and I get at least three or four calls a week about space. I am speaking as citizens of the community. I have spoken to some of the businesses today and there is a much more positive feeling about the relocation effort. I think it is incumbent on this commission to make sure these are not hollow promises, assurances are important. I have always felt that this would be addressed for very simple economic reasons. There is a lot of property being developed. To fill up the property they have a built in core group here. Let's see that these businesses are not severely inconvenienced in this bridge, transition period. When I came here in 1962 this was a suitcase university. We went home on the weekends. We have always heard "why can't we have a community like Amherst? North Hampton? Princeton? Here is our opportunity. The Town has always had an acrimonious position with the University and vice versa. I have never seen such cohesive attempt before; let us not thwart it by unreasoned concerns. Jerry Spears years ago, spoke "I want a sense of place" and that's what I want also.

Neil Eskin, Associate Director of Athletics at the University, We, as all universities operate in a very competitive environment. We are all competing for outstanding students. We want to keep outstanding Connecticut students here in Connecticut. We will be competing for students who are looking at what we offer: academically, athletically and socially. We hear it over and over again as we recruit students, one void is the town in which the university sits. The town cannot be sold. We strongly endorse this project; it will be the one missing piece in this community's portfolio of assets. This is the opportunity to have a vibrant community that actively acts with the University. It will enhance the quality of life and add depth, life and breadth to this community. Look at the big picture, what was suddenly a void can become a great point of pride for this community one more reason for perspective students and residents to be attracted to the town and the university.

Denise Burchsted, Executive Director of the Naubesatuck Watershed Council, 268 Warrenville Road. I came about a month ago in front of the Council to talk about the Fenton River, which was drawn down. There is no shock that I am here again speaking on the water supply for this project. The Fenton River did dry out. The watershed council has been very concerned for a number of years now about the adequacy of water and we are troubled that these concerns are not being met. We are also concerned about the Willimantic River, which may not be enough. We strongly encourage the Council to have a vision for water supply, which includes genuine estimates of water, and supply. It needs to be clear who will be managing the water. There is a statement that the Connecticut Water Company will be managing the water supply, this is a real critical issue. The University water supply is not subject to the same rules and regulations of other water supply companies. The public has been prevented from being able to participate in this process in the water supply plan. We should be included. Also concerned over the water storm drainage we note that there is some green

space in the plan, but not enough space for retention spaces. We have heard that there will be some green building practices by the developers to help develop increased run off rates. We need assurances that the frequency of flooding will not increase or if it will increase to what extent. Developers have recognized community concerns and we know that they have been hard at work on this, but we still believe there are unanswered questions, which need to be answered.

Lenore Grunko, 95 Hanks Hill Road, from the very beginning my biggest concern was the road. I have not seen any details. Is there a vision of another community I can see? I can't get a picture of it.

Marty Hirschorn, 38 Fellen Road, This project is the best idea in 30 years we have lived here. The second was the Community Center, which has been a success. As I remember there was lots of criticisms of it, and it has done extraordinarily well. I have been a member of the Business Development Committee during that time I have been favorably impressed with the Director and the members with their careful planning. It is for a sense of community that this village will bring us, a place to bring your kids, grandkids, friends, and a wonderful place to visit. Hopefully this will be a regional opportunity for people to share. I support this, I hope you will approve this, and I have great faith in the people who have had the responsibility to get us here.

Manny Haidous, 102 Cedar Swamp Road, a lifelong resident of Mansfield. The overall initiative is something that was needed by the town. The partnership, Leyland, Macon, have all been cooperative. My wife owns a business here as well as my parents own the shopping mall across the street and for me it is something that is long overdue. Storrs is not a place for a young man; we need to keep children in the area. I only know Rob Miller who stayed in this area. This is needed to keep people in the area. I believe most of the issues can be worked through. The plan is in a phase stage, which will have checks and balances. My concern is that what do we do if you turn this down? Projects like Pfizer, that we just let slip through our fingers, I know there were questions about the land, but we could have worked around it. I encourage you that when there are issues to develop, look around for any potential objections. This is long overdue and needed in town.

Ayla Kardestuncer, 1641 Storrs Road, there doesn't seem to be too difficult to approving this, however how many people have brought up good reasons to be careful, cautious, take your time. You are not in a rush. All the issues that have been brought up are really tenuous. They are wishful thinking, and I don't mean they can't be done, but it's going to be like this or that...you don't know the ownership of the land, the relocation proposal, the public streets, who owns it. Are the streets owned by the developer or the town, are they really the public's? We need it in writing, and I don't mean that they can't be done, Something must be done to keep the people who are here now, who want to stay, they have stuck it out in the slow times, they are a village. We all know there is not enough water, you must settle that. What kind of research has been done on what kind of stores will come in here? Gap isn't going to come here. The students are not here four months, and we're not going to buy that stuff, we are too old....Maybe it will be exactly the same stores we have now, that's fine...whatever. The idea that



everything is phased, what are the phases? I remember UCEPI, first we will build the apartments, then the road to nowhere, then the tech park. Then he couldn't finish it, he sued the university...but he was able to keep Celeron. How do you know that the first phase will be the only phase? How is it going to be done? You do not have to rush with your vote. I'm sure you are going to straighten everything out. My request is that you take your time with all of these; you had some wonderful questions brought up tonight.

John Saddlemire, Vice President of Student Affairs at the University and I live at 484 Browns Road. I would like to weigh-in in support of this project. And all that it will bring both personally, professionally and for the students and residents as well. While I have learned through my 24 years of working with students, never to attempt to speak for them, on behalf of their opinions, I have listened to them over the past four years here and all I have heard is what you have heard from the students, a vibrant downtown is critical to an overall experience for students. They want a vibrant life on campus, and we have made great strides towards that, and they want a vibrant life off campus and an opportunity to interact with the community as well as interacting with a campus. Also I speak as an employer as Dean Schwab did, I have hired a number of people in the division of Student Affairs and I can tell you that it is a very important part and a conscious decision for folks as to whether they reside here or they choose other locations based on what they feel is a fully engaging downtown. As I came here four years ago, coming from a very traditional midwestern town, I wondered where do they do the Fourth of July Parade? Where do those events occur? And I think we have begun to get a feeling about that, some of the things that have been done downtown and so I am committed to Mansfield. I heard about the development of the downtown, I felt that it was a very important aspect of what my life has been literally since I was born. And I share with you that my father was a faculty member at institutions and my mother worked at a University and I have known nothing but college towns my entire life. Each of those communities was different, unique, but they all had a common thread, a vibrant interchange between a university and a town. There is nothing better than to create a quality of life, and I hope to retire in a college town, because of that very vibrant life that it brings. So again on behalf of students, on behalf of employees and my family as residents. I'm very supportive of your effort with this project.

James Schweppe, 89 Separatist Road, and I would like to talk to you about a couple of issues that are very near and dear to my heart. One is the water supply issue that needs to be solved and DEP and the Dept. of Public Utilities need to be involved in making the final decision. In 2004 I spoke to a high-ranking DEP person about getting connected to UConn water supply. He told me that under no conditions would they allow another family on the line because he felt that they were at capacity. You should pursue that further. Costs need to be analyzed. Traffic concerns need to be addressed. I live on Separatist Road; no letters were sent to the residents when a bus route was established thru that road. Will trucks be next? UConn has told me that they would not create a disturbance going through Separatist with trucks, but will they follow those prior agreements? You are our elected officials; you are the ones who will ultimately be making the decisions, try to gather as much facts to make your decisions.

Azimi Talat of Separatist Road, concern over the traffic on Separatist Road. We

have seen no details of how things are going to work. If things are changed on Rte. 195, please get as much information as you can before you make your decision.

Carol Pellegrine, 269 Clover Mill Road, I have three children and they all refer to Storrs as "Snore's". They didn't want to stay in town because it was "Snore's", but I would like to say the concept plan is good, I have a couple of reservations, I know there are a number of towns that have a town green, shopping area, that type of thing, and it is all very lovely, a nice thing to be able to walk around, go into a number of different stores, and I'm assuming that that's the kind of concept is being developed here. What bothers me, I have heard, and my question is, if it is true, the first phase is to build a parking garage and I will tell you that I don't know many University towns that have parking garages as part of their town green area. I understand there is a need for another parking garage in relationship to the University, but I would rather see us phase it in as the needs arrive, and maybe look at the housing and the town green stores, shops before we do another parking garage.

Richard Pellegrine, 269 Clover Mill Road, This meeting has been very enlightening to me I had not realized that in all the years that I have lived in Mansfield Connecticut, that I have not been living in a town that had some degree of vibrancy and appeal to lots and lots of people. What I would like to say is that many of the things that I have heard so far tonight seem to indicate that the University Community, especially the student body, will find a great thing in the Town Green project and I am really happy. Because when we get one it will be much easier to recruit students to the University of Connecticut now that we have a town identity. Three weeks ago I was in what I considered to be a town center in Paducah Kentucky. And one of the things that interested me was that they were in the throes of having a food fest and there was a great deal of community spirit involved there. There was old and young. And what I have heard tonight is what an appeal our new town green plan will have on the younger, the students at the University. One of the things that appealed to me in Paducah Kentucky was to see some park benches with some elderly people playing backgammon and I am wondering in the plan of development is there any provision for pop corn dispenser so that old people can buy popcorn and feed to the pigeons? Thank you very much.

Robin Weiner, Birchwood Heights, and I am concerned over water for this development. If the water system is marginal what will happen if you add 5-800 housing units plus office space and businesses. This is not a small concern this is reality of what is coming with this development. Another serious reality is the traffic situation, having events, diverting traffic to other neighborhoods created a burden for those neighborhoods, as we have heard from the separatist road people. People have also mentioned the necessity to not go on generality. Be very specific, before taking action. So you are going to hire a subcontractor if you own your house, you would have everything very specific, otherwise you might have some rude surprises ahead of you. So I would suggest that everything be done very carefully and specifically worked out before taking action. This might take some extra time to do, so do not rush forward with any decisions Also, I have one question as a resident of Birchwood heights, and that is, they have recently surveyed the Moss Sanctuary. The red flags are up, small tree have

been tagged, the unofficial word from the town hall is they attend to transfer the Moss Sanctuary to the town. My concern is that our community water system depends upon it, whether there will be any provision for this Moss Sanctuary land to work in tandem with the downtown development. Will there be development of Moss Sanctuary? This would have a very large impact on our street.

Mr. Tom Callahan, Association Vice President of University of Connecticut and special assistant to President Phil Austin and a member of the Board of Directors of the Downtown Partnership representing the University. I am simply going to bookend my colleague Steve Bacon, I simply want to remind people how far we've come and a number of questions that have been asked tonight some of which have been considered, some of which have not been considered. Those will be responded to in an appropriate way, but this plan had its beginnings in the ashes of Pfizer. If you think about what happened in 1999... Mike Schor essentially organized a group of people when Pfizer went down and said that the Town of Mansfield, from a development point of view, had three areas that needed attention. Mike went out and pulled together Hyatt Palmer. Mayor Paterson came in and spearheaded the group from the Council who worked on this project for the last five years. Some of which are on the Council now and other people like Phil Barry, Jim Stallard, and Chris Thorkelson have been involved for quite some time. While we have been a full partner, by that I mean the University of Connecticut has been a full partner in those efforts. In fact we have followed that Town's leadership in getting this effort started and essentially bringing us along in this process. So I would like to thank you for your leadership, for the financial investment you have made in this process at this point of time. Between the operating support that has been given to the Partnership over the course of the last 3 or 4 years, the great sources of funds that have been raised and mentioned already, the USDA and STEAP program and through the federal government. There has been an investment of well over 2 ½ to 3 million dollars that has gone into this project up to this point in time. These efforts through this organization and through this project have led to several other partnerships between the Town of Mansfield and the University of Connecticut over the course of the past couple of years. They include things like the community council on substance abuse and they include the discussions underway in terms of the town's interest in working with the University in developing an appropriate facility for senior citizens or an assisted living facility. The project we are talking about tonight is something that both the University and Town have aspirations for, that is a vibrant village center which essentially will serve as a meeting place for both the University and the town of Mansfield. It is a place where we will both share our history and our future destiny. The thing that has been the hallmark of this process to this point in time has been an extremely deliberate, I know of no other project in this town since I have been here that has been in gestation as long as this has. It has been transparent as Steve mentioned earlier this evening the number of public meetings that have been held. It has been participatory. The results may not have essentially been unanimous, but there has been strong consensus built on this project over the course of the last five years. Through Hyatt Palmer, thru Milone and MacBroom, thru LRK, thru the development team right now, this is another step; it is not the final destination. We have, after the MDP is approved; we have the special design district and the permits we need to secure. The Board has been designated the development agency project by a unanimous vote by the Council, we have taken the trust very seriously; we have

addressed community concerns as they have come up and incorporated their ideas. We have made intelligent decisions managing this project going forward like the use of eminent domain. We have maintained our independence from the development team in terms we brought them in as a partner but we have maintained our independence. We are responsible, for example, for the managing of the relocation program for the project. So we ask you to think this through pretty carefully. As I said there are a number of questions, which have been or have been asked before, and we have worked on, and I think we have been fairly thorough and quick in response, for others we have to have time on. I simply want to respond to a couple of things that came up tonight specific things that came up if I can because they are a matter of concern. The issue of the relocation of..the response that was provided last week by the Mansfield Downtown Partnership. The genesis for that was, I believe that Mike's (Gergler) committee, the Business Retention and Development Committee, had a meeting a week ago Tuesday. At that meeting there was concern expressed regarding the relocation of tenants. This has been a bit of the chicken and the egg discussion at the partnership level. Do you proceed in terms of the resource requirement to hire a relocation specialist; do you ask the developer to bring on a casting agent prior to the MDP being approved? Because there is no assurance no one is going to take for granted the approval of this body or any other body that it is going to get done. And there is a cost of doing that. Based on the conversation that came out of Mike's committee, basically a quick meeting pulled together of some of the core leadership of the partnership along with the developer and the town. We met with 13 members of the local business community and basically came up with three-prong approach is on the ground right now. The partnership decided to bring in and hire Phil Michalowski and bring him on immediately and start that process. The development team essentially brought their casting expert on a fellow by the name of Max Reim and his crew to start that process immediately. And the University ...the development team had approached the university about 60 days ago, and asking the University to consider as part of the land that is being conveyed in this project to convey a parcel of that land early to facilitate construction of a building that would house some number of the tenants that are currently located in Storrs center. These discussions have been underway they did not get the attraction they needed to get we as the result of this conversation are moving this expeditiously, very quickly in part of that we'll be doing that in front of essentially the whole ..... So there has been some ambiguity regarding that being introduced tonight. And I wanted to clear that issue up...Again I ask that that I think, from my personal vantage point inside the University right now there's not a thing that I have personally been involved in in my 10 years at the University of Connecticut that has gotten this kind of time and attention, this kind of resource and this kind of desire from the University of Connecticut. I ask you I'm pleased with the number of colleagues that came tonight to express their support with this project, to articulate what it means to the University and for all of us.people like John Barry, people like John Saddelmire, like Dean Woods, Dean Schwab and others who have invested a lot of time and energy on behalf of the University to get us to this point and I hope you will consider this project in front of you. Thank you.

Min Lin, 71 Separatist Road, I have two children, 10 and 11; I have been a resident of Mansfield for 13 years. My husband and I are employed at the

University. We are excited about this idea, and thank all of the bodies' effort to bring this together, but I am here mainly to restate my neighbors concern about the traffic. We have children playing in the yard, my kids are very active, we have neighbors across the street here, and they have kids playing in the yard on all day long on the weekends before dark. We have joggers along the road and you may not have realized but our area is a victim of UConn basketball game. During the basketball season we cannot get out of our house for a good thirty minutes to an hour, before the game and after the game. If there is another traffic coming to our road that will be another, we'll say very disturbing to us. It may be worse that the basketball game because there is not all year round basketball games but if we have the downtown and the traffic diverted to our road 352 days it will be all year round. I would urge the committee to really consider this disturbance, which could come to our neighborhood to our residents. And also I will restate all our residents' reasons. I urge the committee to bring our residents into this discussion. Up to this point we haven't been included in any discussions even, but this is in the plan, if you divert traffic into this area.

The public hearing was closed at 9:50 p.m. There was a short recess.  
Meeting continued at 10:15 p.m.

Mayor Paterson thanked all the persons for their patience. She stated that the Development Team members would come back to the next meeting with some answers for some of the questions that were raised tonight and the Town Manager will distribute those notes to the Council prior to the next meeting. If the Council members had any questions to please submit them to Cynthia van Zelm, Director of the Downtown Partnership or Martin Berliner, the Town Manager so that we can have the answers by the next Council meeting. Question by Council member Clouette: In addition to the technical resolution we will have that the state statutes ask us to approve or disapprove do you think there might be some opportunity for expressing the sense of the Council on some of these issues even as a separate resolution? Mr. Lee Cole-Chu, legal counsel for the Partnership. I think the distinction is whether it is an expression of conditions or condition or concern about the issues going forward. He also informed the Council that their deliberations are not limited by the questions you prepare in advance. Your debate, whenever it occurs, will be entirely up to you.... you can come up with additional questions and I would expect that to happen. Mayor Paterson stated that the Council would be discussing this again at the next meeting on the 24<sup>th</sup> and as many of Council members that are able to attend so that if we do have additional questions or need clarification on issues the Counsel will here to respond to them.

## V. OLD BUSINESS

### 2. Issues Regarding the UConn Landfill

The Town Manager stated that the material was the standard quarterly report and that the project is moving along.

By consensus item #7. was moved on the agenda

### 7. Presentation on Lead Testing

Mr. Rob Miller, Director of Eastern Highlands Health District spoke to the Council on childhood lead screening. Lead poisoning is the most common environmental health problem affecting our children and is entirely preventable. Mr. Miller handed out literature on this subject. See attached.

All children between the ages of 1 and 2 should be screened for this health risk in Connecticut, however there is no such law in Connecticut.

### 3. Skate Park Proposal

Mr. Curt Vincente, Director of Parks and Recreation, came forward to answer any questions from the Council.

Mr. Haddad moved and Mr. Clouette seconded to authorize staff to transfer \$40,000 from the capital non-recurring fund to the capital improvements fund to fund the construction of a skate park on the town's community center property, and to proceed with construction of the project, in partnership with local contractors and businesses.

This project has been on the five-year plan for several years. Business people have come forward to assist with this project. This is basically a slab surrounded by fencing. The Director will estimate on cost of programming, age and supervision of hours. Planning and Zoning is not aware of the project.

10:50 p.m. Mr. Paulhus had to leave for work.

Motion by Mr. Haddad to table this item. Seconded by Mr. Hawkins.

So passed unanimously.

### 4. Fenton River

The Town Manager reported that he and the Mayor would be attending a meeting with DPHS later this week. The Town is beginning to get information. The Consent Order from the DPHS to the University was included in packet. Also a response from DEP Commissioner G. McCarthy. This is an ongoing process and this should be an item as a recurring business on future agendas.

### 5. Campus/Community Relations

There was an update in the packet.

## VI. NEW BUSINESS

### 6. Proclamation in Honor of Amanda Barry

Presented earlier in the meeting.

### 7. Presentation on Lead Testing

Presented earlier in the meeting.

8. Collective Bargaining Agreement between the Mansfield Board of Education and the Mansfield Administrators' Association

Ms. Koehn moved and Mr. Clouette seconded to ratify/approve the Agreement between the Mansfield Board of Education and the Mansfield Administrator's Association

So passed unanimously.

9. US Mayors' Climate Protection Agreement

Ms. Koehn moved and Mr. Clouette seconded to table this issue.

So passed unanimously.

VII. DEPARTMENTAL REPORTS

No comments.

VIII. REPORTS OF COUNCIL COMMITTEES

No comments

IX. REPORTS OF COUNCIL MEMBERS

-

Mr. Clouette reported that he had attended the Town/Gown meeting this afternoon. A resident of Hanks Hill Road had spoken about their concerns of a house inhabited by fraternity members. There was a brief report from Sergeant Cox. Substance Abuse Partnership committee also gave a report.

X. TOWN MANAGER'S REPORT

-

The Town Manager handed out a notice about two information sessions to be held on the referendum questions. They will be held on Nov.1 and 3. from 7-9 in the Council Chamber.

The Town Manager, Mr. Hart and Mayor Paterson will be going to a meeting in the future with the Housing Authority about Holinko Estates Phase II.

Request to check about the Code Book and the individual books of Council Members-do they all have the most recent additions.

XI. FUTURE AGENDAS

XII. PETITIONS, REQUESTS AND COMMUNICATIONS

10. Explanatory Text for November 8, 2005 Referendum

11. Development Agreement by Mansfield Downtown Partnership Inc. and Storrs

Center Alliance

12. T-Mobile re: Wireless Telecommunications Facility at 230 Clover Mill Road in Mansfield

13. V. Walton re: Festival on the Green Composting and Recycling

14. NLC News re: Reaction to Barton's Proposed Gasoline Act

15. N. Stevens Re: Bond Issue for the Mansfield Community Center

16. A. Barry re: Recognition of Support and Encouragement

17. Press Release from Mansfield Resident Trooper's Office re: Fraud Investigation

18. WRTD re: Provision of Transportation Services

XIII. EXECUTIVE SESSION

Not needed.

XIV. ADJOURNMENT

At 11:10 p.m. Mr. Haddad moved and Mr. Clouette seconded to adjourn the regular town council meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

-